

COUNCIL ASSESSMENT REPORT

Panel Reference	2019SSH007
DA Number	DA-70/2019
LGA	City of Canterbury-Bankstown
Proposed Development	Concept development application for a high density mixed use development for three x six storey building envelopes (as amended) with retail/commercial tenancies and basement car parking. This application is made pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009 with 50% of apartments to be dedicated as affordable housing.
Street Address	677-687 Canterbury Road and 48 Drummond Street, Belmore
Applicant/Owner	Pacific Planning / Belmore Linx Pty Ltd
Date of DA lodgement	6 March 2019
Number of Submissions	13 submissions and one petition
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Part 5(b) Private infrastructure and community facilities over \$5 million, being development for affordable housing.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Affordable Housing) 2009 • State Environmental Planning Policy (Infrastructure) • State Environmental Planning Policy 55 Remediation of Land • Canterbury Local Environmental Plan 2012 • Canterbury Development Control Plan 2012
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Development application lodgement package • Architectural plans (amended) • Clause 4.6 written request • Applicant's legal advice re: clause 4.6 • Original site compatibility certificate • Council's response to new site compatibility certificate
Report prepared by	Shona Porter (Acting Team Leader Planning East)
Report date	1 August 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Where applicable

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

No